

**BULLDOG RFP LAS VEGAS BLVD. & CLARK AVE.**

**RFP Review Committee Meeting Sept. 8, 2006**

**Recommendation on:**

*CityMark Development LLC (Developer)  
Best And Final Offer (BAFO) dated 8/30/06*

- **RECOMMENDATION: Accept BAFO subject to Developer entering into an Exclusive Negotiation Agreement to address the following conditions:**
  - Developer to rework ground floor of project to include an urban grocery store as requested in the RFP.
  - Developer to redesign overall project to:
    - Reduce building costs using less expensive building materials and/or structural design; and,
    - Reconfigure mix and/or increase number of for-sale residential units in order to reduce sales prices for attainable residential units.
- **EXCLUSIVE NEGOTIATION AGREEMENT (ENA):**
  - Term - 6 months with automatic extension for additional 6 months
  - Deposit - \$50,000
  - Active Collaboration Redevelopment Agency and Developer will actively collaborate during term of ENA to find mutually acceptable resolutions to the conditions for acceptance of the BAFO.
  - Disposition and Development Agreement (DDA) Redevelopment Agency and Developer will negotiate DDA terms upon mutual resolution of conditions to acceptance of the BAFO during term of ENA.